

NOTICE OF MORTGAGE FORECLOSURE SALE

18-109108

THE RIGHT TO VERIFICATION OF THE DEBT AND IDENTITY OF THE ORIGINAL CREDITOR WITHIN THE TIME PROVIDED BY LAW IS NOT AFFECTED BY THIS ACTION.

NOTICE IS HEREBY GIVEN, that default has occurred in the conditions of the following described mortgage:

DATE OF MORTGAGE: June 20, 2007

ORIGINAL PRINCIPAL AMOUNT OF MORTGAGE: \$108,000.00

MORTGAGOR(S): Allan Bruce Poole and Judith L. Stiner, husband and wife

MORTGAGEE: Mortgage Electronic Registration Systems, Inc.

TRANSACTION AGENT: Mortgage Electronic Registration Systems, Inc.

MIN#: 1000157-0008272507-4

LENDER OR BROKER AND MORTGAGE ORIGINATOR STATED ON THE MORTGAGE: Countrywide Home Loans, Inc. dba America's Wholesale Lender

SERVICER: Nationstar Mortgage LLC d/b/a Mr. Cooper

DATE AND PLACE OF FILING: Filed July 6, 2007, Houston County Recorder, as Document Number 248228

ASSIGNMENTS OF MORTGAGE: Assigned to: Bank of America, N.A. Successor by Merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP; thereafter assigned to Nationstar Mortgage, LLC.

LEGAL DESCRIPTION OF PROPERTY:

Lot 29 EXCEPT the East 25 feet, and Lot 30 of Gilbertson's Addition to Spring Grove, West End Annex, according to the Plat thereof on record in the Office of the County Recorder in and for said County of Houston, The Southeast corner of which Plat is the South Quarter corner of Section 11, in Township 101 North of Range 7 West of the Fifth Principal Meridian.

PROPERTY ADDRESS:

301 W Main St, Spring Grove, MN 55974

PROPERTY IDENTIFICATION NUMBER: 260201001

COUNTY IN WHICH PROPERTY IS LOCATED: Houston

THE AMOUNT CLAIMED TO BE DUE ON THE MORTGAGE ON THE DATE OF THE NOTICE: \$107,066.90

THAT all pre-foreclosure requirements have been complied with; that no action or proceeding has been instituted at law or otherwise to recover the debt secured by said mortgage, or any part thereof;

PURSUANT, to the power of sale contained in said mortgage, the above described property will be sold by the Sheriff of said county as follows:

DATE AND TIME OF SALE:

June 13, 2018, 10:00am

PLACE OF SALE: Sheriff's Main Office, Civil Division Law Enforcement Center, 306 South Marshall Street suite 1100, Caledonia, MN 55921

to pay the debt secured by said mortgage and taxes, if any, on said premises and the costs and disbursements, including attorneys fees allowed by law, subject to redemption within 6 months from the date of said sale by the mortgagor(s) the personal representatives or assigns.

TIME AND DATE TO VACATE PROPERTY: If the real estate is an owner-occupied, single-family dwelling, unless otherwise provided by law, the date on or before which the mortgagor(s) must vacate the property, if the mortgage is not reinstated under section 580.30 or the property is not redeemed under section 580.23, is 11:59 p.m. on December 13, 2018, or the next business day if December 13, 2018 falls on a Saturday, Sunday or legal holiday.

"THE TIME ALLOWED BY LAW FOR REDEMPTION BY THE MORTGAGOR, THE MORTGAGOR'S PERSONAL REPRESENTATIVES OR ASSIGNS, MAY BE REDUCED TO FIVE WEEKS IF A JUDICIAL ORDER IS ENTERED UNDER MINNESOTA STATUTES SECTION 582.032 DETERMINING, AMONG OTHER THINGS, THAT THE MORTGAGED PREMISES ARE IMPROVED WITH A RESIDENTIAL DWELLING OF LESS THAN 5 UNITS, ARE NOT PROPERTY USED FOR AGRICULTURAL PRODUCTION, AND ARE ABANDONED.

Dated: April 20, 2018

Nationstar Mortgage LLC d/b/a Mr. Cooper Assignee of Mortgagee SHAPIRO & ZIELKE, LLP

BY /s/

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THIS IS A COMMUNICATION FROM A DEBT COLLECTOR

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